

WARRANTY DEED

Corporate Grantor

KNOW ALL MEN BY THESE PRESENTS,
011345

That FSD ASSOCIATES, INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and Other Valuable Consideration paid by IRENE WHEELER TIBBETTS, whose mailing address is 87 North Street, Waterville, Maine, 04901, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said IRENE WHEELER TIBBETTS, her heirs and assigns forever,

THE UNIT known and designated as Unit #8 in RIDGEWOOD WEST CONDOMINIUMS located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Melvin Beck, Professional Engineer, entitled "Ridgewood West Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File #E-87232. Specific reference is made to the RIDGEWOOD WEST CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated December 3, 1987 and is recorded in said Registry of Deeds in Book 3280, Page 162, with Amendment to this Declaration dated March 4, 1988 and recorded in Book 3321, Page 187 and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87233 through #E-87236.

TRANSFER
TAX
PAID

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereto, to the said IRENE WHEELER TIBBETTS, her heirs and assigns, to her and their use and behoof forever.

AND the said Grantor Corporation does hereby covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances EXCEPT AS AFORESAID, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said FSD ASSOCIATES, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert F. Nardi, its President, thereunto duly authorized, this 8th day of June, 1988.

Signed, Sealed and Delivered
in the presence of:

Beatrice Dostie

FSD ASSOCIATES, INC.

By

Robert F. Nardi
Robert F. Nardi
President

SEAL

STATE OF MAINE
COUNTY OF KENNEBEC

DATE: June 8, 1988

Then personally appeared the above named Robert F. Nardi, President of said FSD ASSOCIATES, INC. as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Corporation.

Before me,

Beatrice Dostie
Notary Public

Print Name Beatrice Dostie

Commission expires 5/25/92

SEAL

ATTEST: Beatrice Dostie
REGISTER OF DEEDS

1988 JUN 13 AM 9:00

RECORDED IN
KENNEBEC SS.